Bk 36
22753

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2007

Notary Public
My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

06-0709-72851

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John S. Lozier 047.00CO 344 Hickory Place Nashville TN 37214	New Owner	096-11-0-A

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brance E. Beaty, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John S. Lozier**,*hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried

Land in Davidson County, Tennessee, being Unit F-4, Hickory Place condominiums as shown on Exhibit "C" to the Amendment to the Master Deed of Hickory Place Condominiums of record in Book 7015, Page 192, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Unit F-4 being part of the unit plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795, said Register's Office.

Being the same property conveyed to Brance E. Beaty, an unmarried man by deed from Steven Ford, a married man, dated July 28, 2000, recorded July 31, 2000, of record in Instrument No. 20000731-0075042, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 344 Hickory Place, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/17/07 14:09 2 pgs
Fees:13.00 Taxes:366.30
20070917-0111206

WITNESS my hand this 7th day of September, 2007.

Brance E. Beaty

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brance E. Beaty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7th day of September, 2007.

Notary Public

My Commission expires: 9/23/07

